

# FOR LEASE | S Day Retail Center



## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Building Size:	5,000 SF
Available SF:	2,250 SF
Lot Size:	32,412 SF
Number of Units:	3
Year Built:	2022
Renovated:	2023
Market:	Brenham

## PROPERTY OVERVIEW

Introducing a coveted lease opportunity in the heart of Brenham, TX. This exceptional property offers a prime location with high visibility and easy access, making it an ideal spot for retail or street retail businesses. Boasting ample parking and a well-maintained exterior, the property's inviting facade beckons customers inside. Inside, the versatile layout provides endless possibilities for showcasing merchandise and creating an inviting shopping environment. With abundant natural light and modern amenities, this space is poised to elevate the retail experience for both tenants and customers alike. Seize the opportunity to establish your brand in this dynamic and thriving commercial destination.

## PROPERTY HIGHLIGHTS

- High visibility location in the heart of Brenham, TX
- Ample parking for convenience
- Well-maintained exterior with inviting facade
- Versatile layout for retail or street retail use

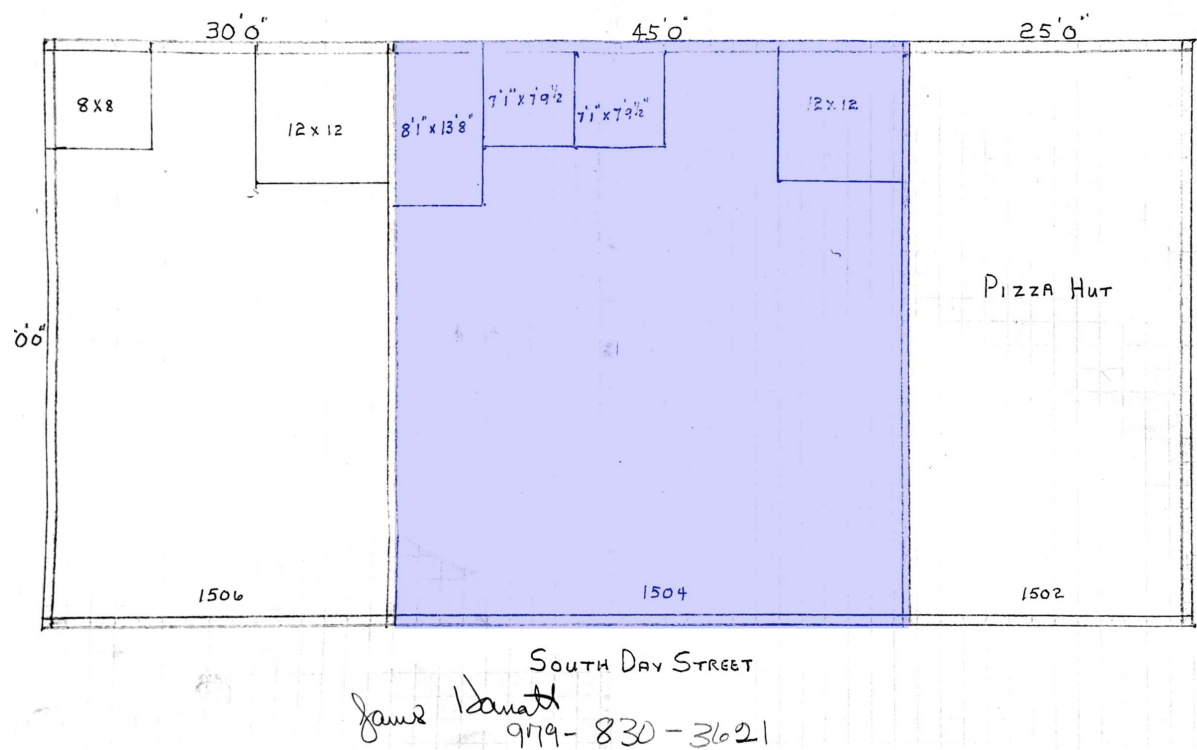
**Drew Whelchel**

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,250 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

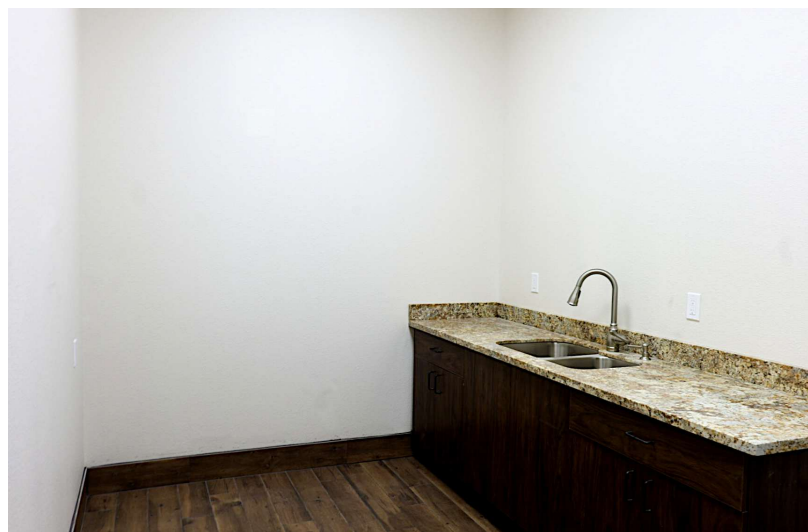
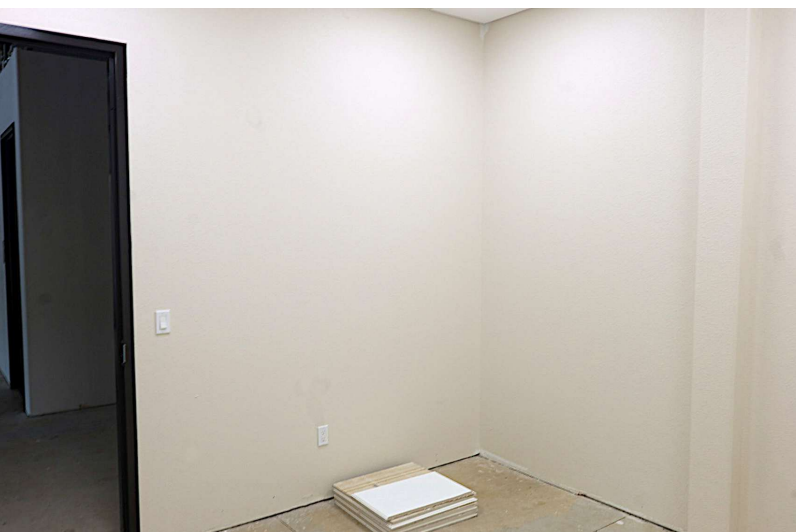
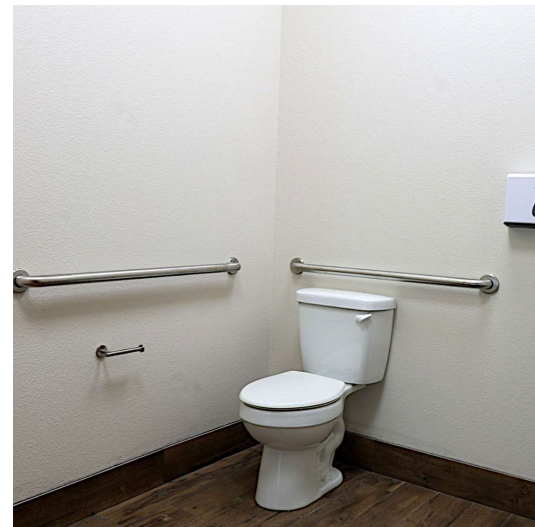
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1506	-	1,500 SF	NNN	\$18.00 SF/yr	-
1504	Available	2,250 SF	Modified Gross	\$18.00 SF/yr	-

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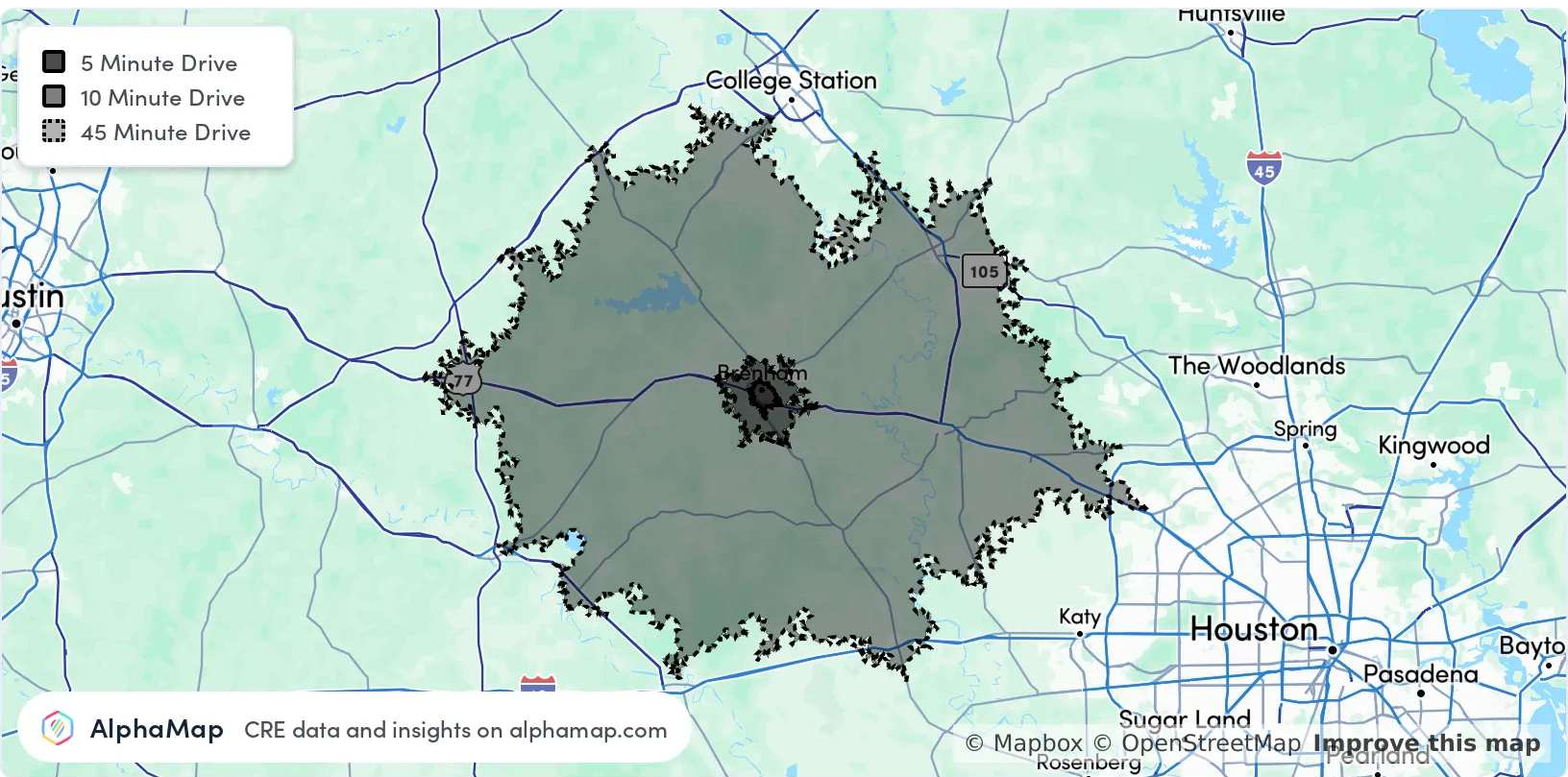
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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	12,623	21,128	26,760
Average Age	40	41	42
Average Age (Male)	38	39	40
Average Age (Female)	42	43	43

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	4,668	7,904	10,090
Persons per HH	2.7	2.7	2.7
Average HH Income	\$91,362	\$99,407	\$104,689
Average House Value	\$261,863	\$308,294	\$347,290
Per Capita Income	\$33,837	\$36,817	\$38,773

Map and demographics data derived from AlphaMap

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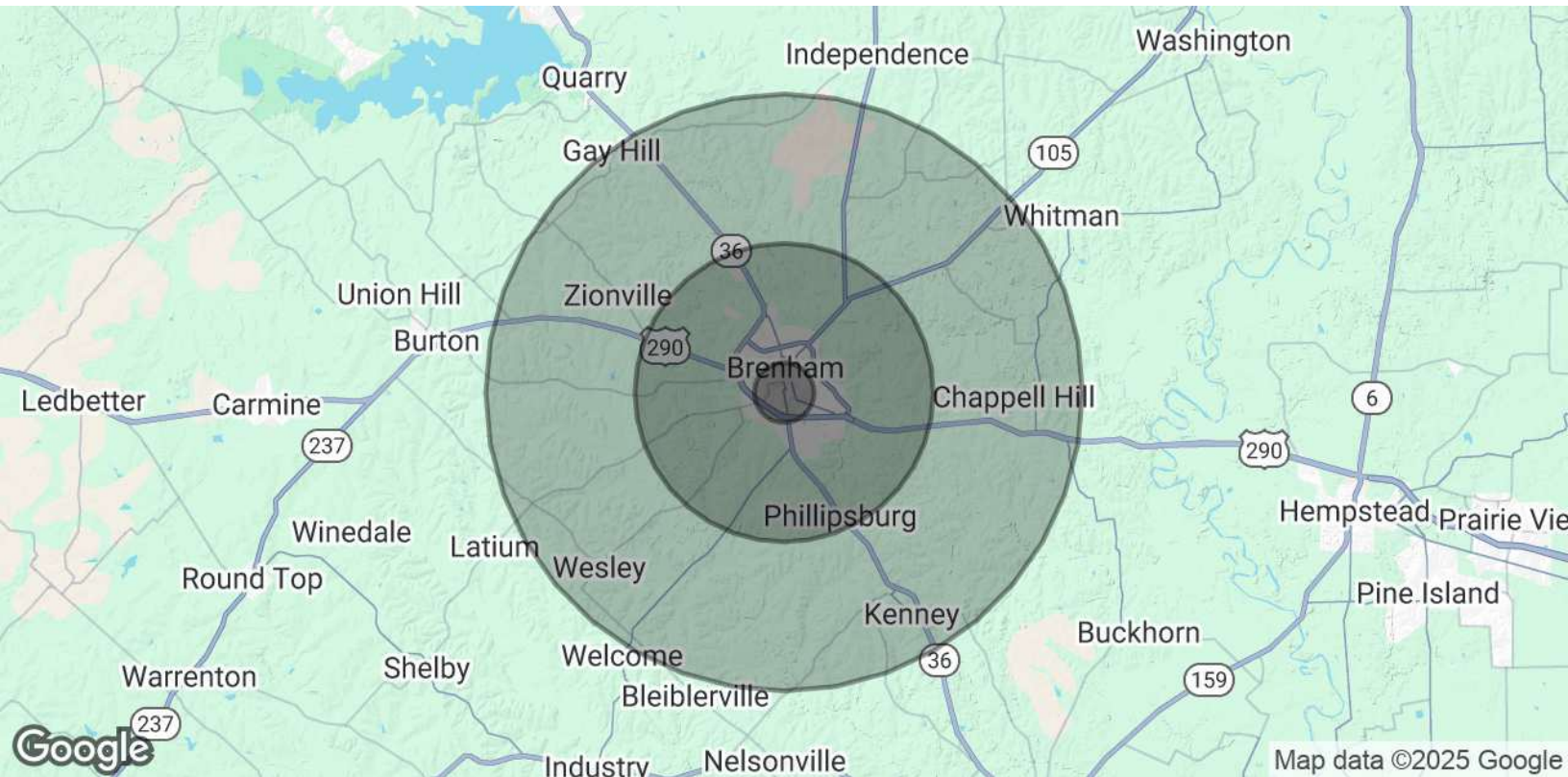
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,728	21,202	29,914
Average Age	34.2	39.6	41.9
Average Age (Male)	28.9	38.0	40.5
Average Age (Female)	37.5	42.5	43.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,746	8,664	12,860
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$58,861	\$70,029	\$72,442
Average House Value	\$170,624	\$194,427	\$237,684

2020 American Community Survey (ACS)

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